



City of Granite City

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

Plan Commission Minutes August 6, 2020

CALL TO ORDER

John Janek called the meeting of the Plan Commission to Order on Thursday, August 6, 2020, at 7:00 PM.

PLEDGE OF ALLEGIANCE & SWEAR IN

The Pledge of Allegiance was recited.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Shirley Howard, Mark Davis, Peggy Cunningham, Roger Tracy, Don Scaturro, Wayne Reuter, and Ritch Alexander were present. Excused absence: Mary Jo Akeman and Frank Orris

**Also present were: Zoning Administrator Steve Willaredt and City Attorney Ryan Robertson
Aldermen: Dan McDowell, Bob Pickerell and Andy Mathes**

MINUTES/AGENDA

Motion to approve the Minutes from the previous meeting July 23, 2020 and this evening's Agenda was made by Ritch Alexander and second by Roger Tracy. All in favor. Motion carried.

COMMENTS BY THE CHAIRMAN

The Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next Council meeting scheduled to be held on Tuesday, August 18, 2020.

COUNCIL REPORT

Dan McDowell reported that the City Council approved the Special Use Permit for Jason Brooks and his Body Art Establishment at 1739 Pontoon Rd.

**Petition # 1: LMT INVESTMENTS LLC/KATHRYN R DIAK TRUST
4741 MARYVILLE RD
17-2-20-04-10-1010-012**

Petitioner is requesting to annex into the City of Granite City and for a Special Use Permit to open a Restaurant at a property currently being used as office space.

DISCUSSION

Chairman John Janek presented the first petition; LMT Investments /Kathryn R Diak Trust is requesting annexation to the City of Granite City and a Special Use Permit to open a Restaurant at 4741 Maryville Rd, a property currently vacant office space.

Roger Bryant of 2609 Lynch Ave, Granite City, the representative for LMT Investments LLC. and to answer any questions regarding the petition.

Mark Davis asked what restaurant. Mr. Bryant stated Osaka's Sushi Restaurant. It has been in Granite City since 2008.

Mark Davis questioned Mr. Bryant about parking. He stated that there are only 9 parking spots available (1 Handicapped). Mark Davis inquired as to how many people the restaurant plan on seating. Mr. Bryant stated that they have the same concerns and have considered possibly expanding the parking lot. Also he stated the majority of the customers are take out, it is not much of a sit down location. Mark Davis voiced his concerns regarding the petition.

John Janek asked what the current zoning was on the property at 4741 Maryville. Steve Willaredt stated that the property is not currently in the City of Granite City and if annexation into the City of Granite City was approved, it would be zoned residential.

Shirley Howard asked how many tables they would occupy in the restaurant at the busiest times. Roger Bryant explained that currently they have 9 tables in the current restaurant and that the new restaurant would have 6-8 tables. The restaurant is never filled to capacity.

Bob Pickerell expressed his approval and stated that parking issues have been solved in other areas and he thinks the parking would be enough.

Mr. Kumar, he lives behind 4741 Maryville Rd. where the restaurant has petitioned. He asked about whether or not the restaurant would have alcohol. He expressed his concerns regarding a restaurant with alcohol in residential area with many churches.

Carol Kumar of 2281 Shirlene, inquired about their dumpster, would the smell come into their yard, will they have a bright sign. She believes that there is not enough parking and does not want a restaurant there.

Pastor Sam Hart, Pastor of City Temple Church, the neighbor. Pastor Hart expressed concerns in multiple areas. He stated that he is not totally opposed, but they will not allow the restaurant to park on their lot or use their driveway for any reason.

Alderman Andy Mathes, 5th Ward, questioned, if this petition passes, would a fence be necessary. Steve Willaredt stated that yes. It would need a fence.

Steve Willaredt explained that City Ordinance requires 1 parking space for every 3 seats, 1 for each employee and 1 handicapped parking space. Steve Willaredt asked how many employees he would have. Mr. Bryant stated 6 employees. Mr. Willaredt explained that By Ordinance they would need 17 parking spaces and only have 9.

No further questions.

MOTION By Wayne Rueter, second by Roger Tracy to approve the petition for annexation to the City of Granite City and a Special Use Permit to open a Restaurant at 4741 Maryville Rd, a property currently vacant office space. Motion Denied.

ROLL CALL VOTE

John Janek	No	Shirley Howard	No	Mark Davis	No
Peggy Cunningham	No	Roger Tracy	Yes	Don Scaturro	No
Wayne Reuter	Yes	Ritch Alexander	No		

Petition # 2: **JAMES ROGERS**
 2058-2060 CLEVELAND BLVD
 22-2-19-24-08-203-002 & 22-2-19-24-08-203-001

Petitioner is requesting a Special Use Permit to establish a Training/Jobs Skills Facility/Incubator in a former Residential/Funeral Home.

DISCUSSION

Chairman John Janek presented the second petition for a Special Use Permit to open Training/Job Skills Facility/Incubator at 2058-60 Cleveland Blvd., a property currently vacant, but formerly used as Residential and a Funeral Home.

James Rogers of 2058 Cleveland Blvd. expressed his wish to renovate 2058 Cleveland Blvd. for rental property and to open a training center for online and in person job skills training/education and a business startup incubator.

Wayne Reuter asked about how many people he planned to house in 2058 Cleveland. Would it be like a dorm for the Training Facility? Mr. Rogers stated that it would be 4 apartments and not a dorm.

John Janek asked how many employees he thought he would have in 1 year. Mr. Rogers said he plans to have approximately 6-7 employees.

One neighbor spoke for Mr. Rogers and expressed that he likes having someone there and that he wants to fix up the property.

Alderman Pickerell stated that he liked seeing growth in the area.

Sharon Ryan indicated that was against the petition.

Mike Dixon had no objections to the business but was concerned that the rental be kept up and that it was subject to the same rules as other rentals in Granite City.

Ritch Alexander asked if Mr. Rogers had financing for this project and Mr. Rogers responded that yes, he had private financiers.

MOTION By Mark Davis, second by Roger Tracy to approve the petition for a Special Use Permit to open Training/Job Skills Facility/Incubator at 2058-60 Cleveland Blvd., a property currently vacant, but formerly used as Residential and a Funeral Home. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	No	Mark Davis	Yes
Peggy Cunningham	Yes	Roger Tracy	Yes	Don Scaturro	No
Wayne Reuter	Yes	Ritch Alexander	No		

The Special & Non-Conforming Use Checklist was completed by Plan Commission member Peggy Cunningham.

- a). Hours of Operation limited to: 7 am to 8 pm
- b). Days of operation: 7 days a week
- c). Signage limited to: Flush Mount
- d). Screening required: NO
- e). Additional parking required: NO
- f). Any additional exterior lighting permitted? NO
- g). Is there a need to address storm water run-off? NO
- h). Does permit expire with change of ownership and/or use? YES
- i). Is re-application necessary to intensify use? YES
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional requirements: NO

MOTION By Peggy Cunningham, second by Shirley Howard to approve the Special & Non-Conforming Use Checklist. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mark Davis	Yes
Peggy Cunningham	Yes	Roger Tracy	Yes	Don Scaturro	Yes
Wayne Reuter	Yes	Ritch Alexander	Yes		

New Business-

- A. Ordinance Amending the City of Granite City Building and Zoning Code to allow for installation and operation of wind and solar renewable energy systems.**

Steve Willaredt asked for this to be tabled until next meeting when Derek Filcoff returned.

MOTION By Ritch Alexander, second by Peggy Cunningham to table the Ordinance Amending the City of Granite City Building and Zoning Code to allow for installation and operation of wind and solar renewable energy systems. All in favor. Motion Carried.

- B. Fence Ordinance 8129- Amendment to Section 5-300 B 3**

Steve Willaredt explained that in the Ordinance, Section 5-300 B 3 states:

Any fence erected after April 1, 2009 must be at least 15 inches from the side property lines and at least 20 inches from existing fence.

Change to: Any fence erected can be placed on the side property lines and at least 20 inches from existing fence.

MOTION By Roger Tracy, second by Shirley Howard to approve the amendment to the existing Fence Ordinance Section 5-300 B 3 to read; any fence erected can be placed on the side property lines and at least 20 inches from existing fence. All in favor. Motion carried.

- C. Ordinance 8130--Amendment to Mobile Home Park-Section 7-350 A**

Steve Willaredt explained that Ordinance 8130 Section 7-350 A states that if a mobile home inside a Mobile Home Park it may be replaced within 21 days of the initiation of removal of the existing mobile home.

Remove this line. Mobile homes inside a mobile home park can be replaced. Remove 21 days.

MOTION By Roger Tracy, second by Shirley Howard to approve the amendment to the existing Mobile Home Ordinance 8130 Section 7-350 A--to remove 21 days.

OLD BUSINESS--None

UNFINISHED BUSINESS--None

Motion by Peggy Cunningham, seconded by Shirley Howard to adjourn the Plan Commission meeting. All in favor. Motion carried.

**Respectfully submitted,
Melanye Weinoffer
Secretary,
Plan Commission**

PLAN COMMISSION ADVISORY REPORT

Hearing Date: August 6, 2020

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MOTION By Wayne Rueter, second by Roger Tracy to approve the petition for annexation to the City of Granite City and a Special Use Permit to open a Restaurant at 4741 Maryville Rd, a property currently vacant office space. Motion Denied.

ROLL CALL VOTE

John Janek	No	Shirley Howard	No	Mark Davis	No
Peggy Cunningham	No	Roger Tracy	Yes	Don Scaturro	No
Wayne Reuter	Yes	Ritch Alexander	No		

*****End of Advisory Report*****

PLAN COMMISSION ADVISORY REPORT
Hearing Date: August 6, 2020

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2058-2060 CLEVELAND BLVD
22-2-19-24-08-203-002 & 22-2-19-24-08-203-001

Petitioner is requesting a Special Use Permit to establish a Training/Jobs Skills Facility/Incubator in a former Residential/Funeral Home.

MOTION By Mark Davis, second by Roger Tracy to approve the petition for a Special Use Permit to open Training/Job Skills Facility/Incubator at 2058-60 Cleveland Blvd., a property currently vacant, but formerly used as Residential and a Funeral Home.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	No	Mark Davis	Yes
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The Special & Non-Conforming Use Checklist was completed by Plan Commission member Peggy Cunningham.

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- i). Is re-application necessary to intensify use? YES
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional requirements: NO

MOTION By Peggy Cunningham, second by Shirley Howard to approve the Special & Non-Conforming Use Checklist. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mark Davis	Yes
Peggy Cunningham	Yes	Roger Tracy	Yes	Don Scaturro	Yes
Wayne Reuter	Yes	Ritch Alexander	Yes		

*****End of Advisory Report*****